

Single Family Housing Types (including "Tiny Houses") in Coconino County

START HERE	Is your home BUILT IN A FACTORY?					Or is your home BUILT ON A SITE?	
	RV or Travel Trailer	Mobile Home	Park Model	Manufactured Home	Modular Home	Site-Built Single-Family Dwelling	Site-Built Tiny House
Use as Primary Dwelling?	Yes per the requirements of Zoning Ordinance Section 3.17	Yes	Yes	Yes	Yes	Yes	Yes Under Certain Conditions
Allowed in Which Zoning Districts? Are Zoning Permits Needed?	AR (with CUP); G (with Administrative Zoning (AZ) permit, and otherwise with a Conditional Use Permit (CUP) if the lot is under 10 acres in size); MHP (with AZ permit)	G, AR, RMH, MHP	G, AR, MHP, RMH (viewed as a MFH by Planning & Zoning Division)	G, AR, MHP, RMH	G, AR, MHP, RM, RMH, RR, RS	G, AR, MHP (for caretaker use only), RM, RMH, RR, RS	To determine which zones allow this, see "RV or Travel Trailer" if wheels are to be left on; see "MFH" if set on a semi-permanent foundation (with or without wheels); see "SFD" if set on a permanent foundation and built to 2018 IRC (Appendix Q). Building Division requirements and Planning and Zoning Division Notes delineated below will further define the specific land use category of Tiny House.
Use as ADU? See Zoning Ordinance Section 3.4	NO	NO	YES (see MFH)	YES (where it is allowed as a primary dwelling)	YES	YES	YES (where it is allowed as a primary dwelling)
Building Division Conditions and Requirements	RV BUILT IN A FACTORY: It is built to RVIA and/or ANSI standards. It has a data plate from the manufacturer affixed to the unit and/or owner can provide documentation that it was built in a factory to specific standards and regulations. If it is to be used temporarily, no Building Division review is required. For long-term use, a utility connection permit is required by Building Division.	MOBILE HOME BUILT IN A FACTORY: This is built to the Arizona Office of Manufactured Housing Standards and has a data plate affixed, or other documentation that shows it is built to a certain code or standards and has been inspected. Please consult with Building Division on permitting and inspection requirements.	PARK MODEL BUILT IN A FACTORY: This is a Park Model built to HUD standards. A permit is required from Building Division for a semi-permanent or permanent foundation. The foundation, utility connections, and add-ons such as decks or stairs if applicable will be reviewed by Building Division. Please consult with Building Division on permitting and inspection requirements.	MANUFACTURED HOME BUILT IN A FACTORY: This is built to HUD standards and a data plate is affixed to the unit. If the MFH is to be set on a permanent foundation, the connection to the foundation must be stamped by a professional engineer. Otherwise, skirting and jack standards are required. The foundation, utility connections, and add-ons such as decks or stairs if applicable will be reviewed by Building Division. Please consult with Building Division on permitting and inspection requirements.	MODULAR HOME BUILT IN A FACTORY: This is considered a "Factory Built Building" by Building Division. A data plate is affixed to the unit and/or I can provide documentation that it was built in a factory to specific standards and regulations. The foundation, utility connections, and add-ons such as decks or stairs if applicable will be reviewed by Building Division. Please consult with Building Division on permitting and inspection requirements.	The following standards apply specifically to Site-Built Tiny Houses (not built in a factory) which are set on a permanent foundation. BUILT WITHIN COCONINO COUNTY: The tiny house will be built or placed on a permanent foundation. It will be built to Appendix Q—Tiny Home Standards of the 2018 IRC and must meet Coconino County Design Criteria (ie: snow loads, wind loads, seismic considerations). A full set of plans is required for permitting. BUILT OUTSIDE OF COCONINO COUNTY JURISDICTION: The tiny house will be placed on a permanent foundation. Owner must provide documentation (inspection records) that the tiny house has been built to some kind of code or standard. The tiny house must meet the Design Criteria for Coconino County (ie: snow loads, wind loads, seismic considerations) or an affidavit must be provided by the State of Arizona Department of Housing. The foundation and utility connections will be reviewed by Building Division. Please consult with Building Division on permitting and inspection requirements.	BUILT WITHIN COCONINO COUNTY - SEMI-PERMANENT FOUNDATION: The tiny house will have wheels (they may be removed later) and it may have a semi-permanent foundation with skirting and jack stands. Building Division requires that standards from Appendix Q from the 2018 IRC be met. A full set of plans is required for permitting. BUILT WITHIN COCONINO COUNTY JURISDICTION - ON WHEELS: The tiny house will have wheels. Owner must provide documentation (inspection records) that the tiny house has been built to some kind of code or standard, or a special inspection will be required. BUILT OUTSIDE OF COCONINO COUNTY JURISDICTION - SEMI-PERMANENT FOUNDATION: The tiny house will be placed on a semi-permanent foundation (ie: skirting and jack stands, with or without wheels removed). Owner must provide documentation (inspection records) that the tiny house has been built to some kind of code or standard or a special inspection will be required by Building Division. To connect to a semi-permanent foundation, the IRC provides prescriptive measures in lieu of an engineer's stamp. The foundation and utility connections will be reviewed by Building Division. Please consult with Building Division on permitting and inspection requirements.
Planning & Zoning Division Notes and Definitions	A RV may be used long-term with applicable zoning permits and must meet the standards of Zoning Ordinance Section 3.17. <i>A Recreational Vehicle shall mean a vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.</i>	<i>A Mobile Home shall mean a factory built Dwelling Unit constructed prior to June 15, 1976 on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a residence. Mobile Homes do not include RVs, travel trailers, or MFHs.</i>	A Park Model is allowed in any zone that a MFH is allowed per the Planning and Zoning Division, provided it is set/anchored like a MFH. <i>A Park Model shall mean a Recreational Vehicle built to either RVIA or ANSI standards, typically 12 feet in width that is built on a single chassis, mounted on wheels, designed to be connected to utilities necessary for operation of installed fixtures and appliances, and has a gross trailer area of not less than 320 square feet and not more than 400 square feet, except that it does not include 5th wheel trailers.</i>	<i>A Manufactured Home (MFH) shall mean a factory built Dwelling Unit constructed after June 15, 1976 to standards established by HUD, with a HUD seal affixed, and which is designed to be used as a year-round Dwelling when connected to the required utilities. A MFH does not include Mobile Homes, Travel Trailers, or Rvs. It may include a Park Model when constructed and sited to manufactured home standards.</i>	<i>A Modular Home shall mean a factory built Dwelling Unit which confirms to the following: 1) Built to the building code as adopted by Coconino County, 2) Built with exterior materials customarily used on conventional Site Built Dwellings; e.g. wood siding, asphalt roof shingles, 3) Constructed to be set on a permanent foundation similar to Site Built Dwellings; e.g. footings and stem walls or piers, in compliance with the building codes as adopted by Coconino County.</i>	A site-built SFD meets building codes and is set on a permanent foundation. <i>A Dwelling, Single Family shall mean a detached Dwelling Unit used by one family. A Dwelling Unit shall mean a Structure with one or more rooms and a single kitchen or cooking accommodation and a bathroom for living and sleeping purposes.</i>	A Tiny House that is site-built (not built in a factory) can be considered one of the following land uses by Planning and Zoning Division: 1) an RV, 2) a MFH, or 3) a Site-Built SFD. Details on which zones these Uses are allowed within and with which zoning permits are found in Zoning Ordinance Table 2-6: Residential Land Uses. <i>A Tiny House shall mean a dwelling that is 600 square feet or less, excluding lofts, and meets Building Code Standards for a tiny home. A tiny house can be site built, factory-built, built off-site, or on an approved trailer.</i>

Notes: ADU = Accessory Dwelling Unit, ANSI = American National Standards Institute, HUD = US Dept of Housing and Urban Development, IRC = International Residential Building Code, MFH = Manufactured Home, RVIA = Recreational Vehicle Industry Association, SFD = Single Family Dwelling